

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: March 3, 2026
Meeting Type: Regular Council Meeting

Prepared by: Trevor Empey, Senior Planner
Department: Planning and Development

Title: Development Permit | DP001071 | 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East
Description: A Town Centre Development Permit for a Mixed-Use Development

RECOMMENDATION

THAT Development Permit DP001071 (Attachment A in the Report to Council dated March 3, 2026) for the properties at 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East, for the development of a mixed-use commercial and multi-family complex, be approved.

EXECUTIVE SUMMARY

A Town Centre Development Permit application has been submitted for Council’s consideration of a mixed-use development located at 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East (Attachment B). The subject properties are located within the Town Centre Development Permit Area (DPA) and along Okanagan Centre Road East and Highway 97. The proposed development would be in the form of two buildings and include 140 hotel units, 95 residential units and 13 commercial units. Staff reviewed the Town Centre DPA guidelines under the Official Community Plan (OCP) and concluded that this application would be consistent with the DPA Guidelines.

BACKGROUND

- On September 16, 2025, Council approved an amendment to OCP Future Land Use designation for 9730 Highway 97 from Highway Commercial to Mixed-Use Commercial
- On February 17, 2026 Council approved rezoning of the subject properties from RU1- Small Scale Multi Unit Housing to CD19 – Comprehensive Development Zone 19 – Town Centre Commercial West
- The Applicant has submitted a request to consolidate the subject properties into 1 parcel; this application is under review by the Ministry of Transportation and Transit and is subject to approval by the DLC’s Approving Officer and lot consolidation will be a condition of this Development Permit

Application Information			
Application Type	Town Centre Development Permit	Application Date:	February 20, 2025
Applicant:	Flat Architecture	Owner:	1384389 BC Ltd.
Application Description	Request to permit a mixed use development for form and character of a proposed residential, commercial and hotel development		
Variances	None		

Property Information: General	
Folio/Roll #:	02280.000, 02392.526, 02272.000, 02392.525, 02283.000, 02278.000
PIDs:	010-954-945, 018-149-723, 010-954-899, 018-149-715, 010-856-641, 010-954-848
Civic Address:	9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East

Property Information: Land Use		
OCP Designation:	Mixed Use Commercial	
Zoning Designation:	CD19 – Comprehensive Development Zone 19	
Land Use Contract	n/a	
ALR:	n/a	
Parcel Size:	~ 0.68 ha/2.47ac	
Development Permit Areas:	Town Centre	
Adjacent Land Summary:	Zoning:	Use:
	<i>North:</i> RU-M Single Family Mobile Home	Building Strata
	<i>East:</i> C1 – Town Centre Commercial	Vacant
	<i>South:</i> C11 – Highway Commercial	Commercial Gas Station
	<i>West:</i> RU1 – SSMUH	Single-residential dwelling

Property Information: Infrastructure and Development Engineering	
Road Network	Major collector - Okanagan Ctr. East, and Highway 97
Driveway Access	Permit required upon Building Permit application
Water Supply:	Municipal (source: Okanagan Lake/Beaver Lake)
Sewer:	Current - On-Site Septic; Proposed - Municipal
Drainage / Stormwater	Ditch conveyance along Okanagan Ctr. East., MOTT operated drainage on Hwy 97
Comments:	The applicant has submitted a Works and Services application that will be reviewed in conjunction with the Building Permit application. Connection to community sewerage and stormwater drainage system designs will be required. The applicant will also be required to construct works on Okanagan Centre Road East that will facilitate pedestrian connectivity to Highway 97.

ANALYSIS

Project Description

A Town Centre Development Permit application has been submitted for Council's consideration of the form and character components of a mixed-use development at 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East (Attachment B). The subject properties are located within the Town Centre DPA and along Okanagan Centre Road East and Highway 97. The application proposes 95 residential units, 13 commercial units and 140 hotel units, plus the associated amenities. As identified in the proposed site plan (Attachment C: pages 1-5) the application would include two buildings, connected by an underground parkade, with commercial, residential and hotel uses; Building 1, located adjacent to Highway 97, would be 6 stories and primarily comprised of hotel uses (Attachment C: page 2); commercial retail units would also be within Building 1 and located on the 3rd floor facing the interior of the site. Building 2 would be 6 stories with commercial retail units at grade along Okanagan Centre Road East, and residential uses on the 2nd to 6th floor. As the subject property slopes upward (west) from Hwy.97 to Okanagan Centre Road East, the proposed site plan would integrate internal residential and commercial parking at and below grade between the two buildings.

Town Centre DPA Guidelines

The Town Centre DPA Guidelines outline recommendations that would achieve quality architectural standards, pedestrian friendly, mixed use, attractive and consistent development in the Town Centre.

Staff reviewed the Town Centre DPA guidelines under the OCP and concluded that this application would be consistent with the DPA Guidelines.

Building and Structure Guidelines

The proposed elevation renderings outline an appropriate massing for pedestrian scaled development and would support the objective to create a continuous street pattern along both building frontages adjacent to Okanagan Centre Road East and Highway 97 (Attachment C: page 6). While the roofline of Building 1 is generally flat, there is a small-pitched roof in the middle of the building massing to create visual interest, and additional variation is provided

through the use of colour. Building 2 also provides a flat roof line with variations identified through changes in height, scale and materials. Overall, the proposed renderings would support the objective to enhance the Town Centre through attractive development and architectural standards.

Building 1 and 2 elevation renderings (Attachment C: pages 6-9) show a varied colour scheme and horizontal window placement that would be consistent with the Building and Structure guidelines. The east elevation rendering of Building 1 identifies large horizontal windows in appropriate locations, and would meet the objective of providing pedestrian scale development through effective use of horizontal windows. The west elevation rendering of Building 2 identifies that commercial units at grade level would include horizontal windows which would achieve the objective to encourage interaction and activity with commercial uses. Building 2 would have windows on both north and south building frontages while Building 1 (hotel units) would not.

Building materials for both buildings noted in the application would meet DPA Guidelines. Renderings for the North and South building elevations show use of architectural design elements and colour variation to break up building massing.

Site Guidelines

The proposed site plan (Attachment C: pages 1-5) identify that off-street parking would be provided internally on the subject properties. The relationship to the streetscape and public realm between the site and the adjacent roadways (Okanagan Centre Road East and Hwy. 97) would be improved through appropriate building massing, location and landscaping. This application also identifies that pedestrian access to residential, commercial and hotel uses would be provided to the internal parking lot from Highway 97 via a stairway along the north side of Building 1, and from Okanagan Centre Road East via a sidewalk along the south side of Building 2.

Landscaping Guidelines

The proposed landscape plan (Attachment D) would provide appropriate buffering to adjacent properties and would improve the overall aesthetic of the site. The landscape plan identifies private open space with a proposed seating and play area, and internal landscaping treatments of the subject property. The landscape plan also identifies landscape treatments for the commercial units along Okanagan Centre Road East and hotel units along Hwy.97. Landscape buffering through vegetative plantings and fencing would provide buffering to adjacent parcels. Staff conclude that the proposed landscape plan would be consistent with the Town Centre DPA guidelines.

Lot Consolidation

The Applicant has submitted a request to consolidate the subject properties into one parcel; the consolidation would occur prior to works being constructed on the site.

DEVELOPMENT REGULATIONS		
CRITERIA	CD19 Zone	PROPOSAL
Height	<ul style="list-style-type: none"> 12.4m or 3 storeys up to 22.0m / 6 storeys with density bonusing 	<ul style="list-style-type: none"> 20.7m and 6 storeys
Density (Floor Area Ratio)	<ul style="list-style-type: none"> Max 3.0 for mixed use developments 3.50 with density bonusing 	<ul style="list-style-type: none"> 1.97
Min. Front and Rear	<ul style="list-style-type: none"> 4.5m adjacent to Hwy 97 3.0m adjacent to Okanagan Centre Rd. East 	<ul style="list-style-type: none"> 4.5m – Building 1 3.0m – Building 2
Side	<ul style="list-style-type: none"> 3.0m 	<ul style="list-style-type: none"> 3.1m Building 1 3.0m Building 2

CRITERIA	CD19 Zone	PROPOSAL
Private Open Space	<ul style="list-style-type: none"> 6.0m² per bachelor dwelling 10.0m² per 1 bedroom dwelling 15.0m² per dwelling with more than 1 bedroom <p>Total Required: 1,230m²</p>	Total Provided: 1,312m²
Drive Aisle	<ul style="list-style-type: none"> 7.0m for two way drive aisle 	<ul style="list-style-type: none"> 7.0m for all two way drive aisles
Daylighting Standards	<p>For buildings more than two storeys or 10m in height, no part of such building above the second storey or above 10m shall project above lines extending toward the building at right angles from:</p> <ul style="list-style-type: none"> (i) all points along the centre line Highway 97 and inclined at an angle of 65° to the horizontal; (ii) all points along the centre line of Okanagan Centre and inclined at an angle of 70° the horizontal; and (iii) all points along the side lot line and inclined at an angle of 82° to the horizontal. 	All proposed angular planes meet daylighting standards of the CD19 zone
Mixed Use, required commercial façade	<ul style="list-style-type: none"> Minimum 25% of any building façade facing Hwy.97 Minimum 73% of any building façade facing Okanagan Centre Rd East 	<ul style="list-style-type: none"> >25% commercial use at grade along Hwy.97 >73% commercial use at grade along Okanagan Centre Rd. E
Landscaping		
Front and Rear	<ul style="list-style-type: none"> 3.0m Adjacent to Hwy.97 1.5m Adjacent to Okanagan Centre Rd. E 	<ul style="list-style-type: none"> 3.0m adjacent to Hwy 97. 1.5m adjacent to Okanagan Centre Rd. E
Sides	<ul style="list-style-type: none"> 3.0m Landscape Buffer 	<ul style="list-style-type: none"> 3.0m landscape buffer
Parking		
Vehicle Parking	<ul style="list-style-type: none"> Hotel: 1 per sleeping unit =140 Commercial: 2 per 100m² GFA=31 Residential: 1 per unit (of which 1 of 7 to be marked visitor) = 95 stalls <p>Total Required: 266</p>	<ul style="list-style-type: none"> Hotel: 140 stalls Commercial: 35 stalls Residential: 95 stalls + 14 visitor stalls <p>Total Provided: 284</p>
Bicycle Parking	<p><u>Commercial:</u> Class I: 0.20 per 100 m² GLA; or 1 per 10 employees Class II: 0.60 per 100 m² GLA</p> <p><u>Residential:</u> Class I: 0.5 per dwelling unit Class II: 0.1 per dwelling unit</p> <p>Total Required: 70</p>	Total Provided: 125

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Other (see below)

COMMUNICATION

- This application was referred to internal departments and comments were provided and shared with the applicant through the Comprehensive Letter
- This Development Permit application has been reviewed and approved the Ministry of Transportation and Transit as the total Gross Floor Area exceeds 4500m² as required by the Local Government Act s.505(2)

ALTERNATE RESOLUTION OPTION(S)

1. THAT Development Permit DP001071 (Attachment A to the Report to Council dated March 3, 2026) for the properties at 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East to allow for a mixed use development not be approved.
2. THAT Development Permit DP001071 (Attachment A to the Report to Council dated March 3, 2026) for the properties at 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East to allow for a mixed use development be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,

Trevor Empey, Senior Planner

MCIP, RPP

Report Approval Details

Document Title:	DP001071 - 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East (6 Parcels).docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - DP001071 - Draft Permit.pdf - Attachment B - DP001071 - Location Maps.pdf - Attachment C - DP001071 - Site Plan, Renderings and Elevation Drawings.pdf - Attachment D - DP001071 - Landscape Plan.pdf
Final Approval Date:	Feb 26, 2026

This report and all of its attachments were approved and signed as outlined below:

Carie Liefke, Manager of Current Planning - Feb 26, 2026 - 12:03 PM

Steven Gubbels, Development Engineering Manager - Feb 26, 2026 - 12:16 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Feb 26, 2026 - 1:13 PM

Jeremy Frick, Director of Development Approvals - Feb 26, 2026 - 1:53 PM

Task assigned to Reyna Seabrook, Director of Corporate Services was completed by assistant Makayla Ablitt, Manager of Corporate Administration - Feb 26, 2026 - 1:56 PM

Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Makayla Ablitt, Manager of Corporate Administration - Feb 26, 2026 - 2:19 PM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Feb 26, 2026 - 2:37 PM